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Fountain Park Homeowners Association  
Board of Directors Meeting  
Virtual – Via Zoom  
March 19, 2025

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**Board Members Present:**

Michael Marshall, President  
Joelle Coffman, Vice President  
Barbara Lehmann, Secretary  
Andy Scott, Treasurer  
Emilio Lopez, Director

**Owners Present:**

Edwin Halstead, Kara Scott  
Joann Duncan

Danielle Hasting, Community Manager, Sienna Community Management

**Call to Order:**

The meeting was called to order at 6:32 PM by President Michael Marshall.

**Meeting Minutes:**

The Board reviewed the minutes from the January 14, 2025 Board meeting and February 17, 2025 Special meeting.

**MOTION was made by Barbara Lehmann to approve the January 14, 2025 Board meeting and February 17, 2025 Special meeting, as presented; seconded by Joelle Coffman. Motion carried unanimously.**

**Financial reports:**

Andy Scott reported that the CD is scheduled to mature on April 7, 2025. Approximate value is \$106,870. He recommended reinvesting in another 7-month CD and the best rate of 4.15%, currently with AAB.

**MOTION was made by Andy Scott to renew the CD at 4.15% with Alliance Association Bank or the best rate at time of maturity; seconded by Michael Marshall. Motion carried unanimously.**

**Management Report**

Danielle Hasting reported on the open items she has been working on.

- Compliance inspection completed monthly.
- Facilitated Action in Lieu for the architectural request from lot 130
- Prepared and sent Annual meeting packet via email, Election Buddy, and USPS to those who do not have email.
- Resent RFP to three pool companies for the pool decking project
- Coordinated meeting with Reserve Study specialist for final adjustments to report
- Requested reports from TEP for electric usage
- Investigated, followed up with, and finally obtained details regarding contract with TEP for the two parking lot dusk to dawn lights and why the usage charge is so high.
- Issued work order to contractor to repair rotted wood at pool utility closet

- Sent demand letter to owner to correct outstanding violation

### **Old Business**

#### **Rules and Regulations Final Draft**

The Board reviewed the final draft and discussed its content. Two issues were specifically noted:

- Painting of metal gates – Exterior Paint, 4C wording is confusing.
- Late Fees – discussion whether or not to continue charging late fees and whether to amend the CCRs to include language explicitly authorizing charging of late fees.

**MOTION was made by Joelle Coffman to accept the language in the draft Rules and Regulations document, as presented, regarding late fees; seconded by Michael Marshall. Ayes: 3 Nay: 2. Motion passes.**

**MOTION was made by Joelle Coffman to adjust the wording of Exterior Painting 4C to 'All metal, such as security windows, security doors, and gates, must be painted the house body or trim color, or black, or dark bronze'; seconded by Andy Scott. Motion carried unanimously.**

**Motion was made by Joelle Coffman to approve the Rules and Regulations draft submitted by the Rules and Regulations Committee with the corrections approved by the Board via the two motions above; seconded by Michael Marshall. Motion carried unanimously.**

#### **Recreational Amenities Status/Plan**

Emilio Lopez shared that the grills have been removed and recycled. Regarding the playground surface, AAA is the preferred vendor. Before the surfacing can be addressed, the railroad ties need to be replaced. He is in contact with Nick for the railroad ties and is preparing an estimate to redo them. For 29 ties, the cost is over \$900 but does not include labor to install.

**MOTION was made by Andy Scott to approve replacing the railroad ties at a cost Not to Exceed \$2,500; seconded by Michael Marshall. Motion carried unanimously.**

#### **Reserve Study Report**

The Board discussed the revised final Reserve Study report and noted Fountain Park was rated as fair in terms of reserve funding. The Reserve Study recommends monthly funding of \$3,900 and the community is currently funding \$2,547 per month.

**MOTION was made by Michael Marshall to establish an ad-hoc Reserve Study committee to analyze the data received by Association Reserves, make recommendations based on current trends and information, and report back to the Board for the purpose determining whether or not the Board would need to consider taking additional action; seconded by Andy Scott. Motion carried unanimously.**

#### **Security Camera System**

Michael Marshall reported that he met with Integra Custom Systems and is working with the Committee to move the project forward factoring in the needs of the community, system functionality, and overall cost.

## **New Business**

### Park Lighting

Joelle Coffman reported the Board had asked Management to have an electrician evaluate the park/play lights (2 total) were tied to the old tennis court meter now removed. Those lights had not worked for years, likely since the tennis courts were removed. Evaluation done by Sovereign Electric And HVAC.

The Panel that feeds the play lights/park and grill area has no power from TEP. To determine where the underground wires and (likely) a junction box are located, would require another visit. It is possible to test the wiring and see if it still works. The light heads are old and obsolete. Recommended the electric panel at the half wall be replaced as it is old.

Discussion ensued as to whether to spend the funds to restore the lighting or table this item for the immediate future. The Board agreed to table and revisit for the 2026 budget.

### Revised Reimbursement Policy/Form

**MOTION was made by Andy Scott to update the reimbursement policy/form, as presented; seconded by Joelle Coffman. Motion carried unanimously.**

### Ratification of - Actions in Lieu – Lot 130 ACC Request

Joelle Coffman reported that the Board approved the ACC request submitted from lot 130 in January.

**MOTION was made by Joelle Coffman to ratify the Action in Lieu for Lot 130; seconded by Michael Marshall. Motion carried unanimously.**

### Owner Comments:

No owners wished to speak at this time.

### Next Meeting

The next Board of Directors meeting is scheduled for May 13, 2025 at 6:30 PM.

### Adjournment:

There being no further business to discuss, the meeting was adjourned at 7:57 PM.

Respectfully Submitted,

Danielle Hasting, CMCA, AMS  
Community Association Manager  
Sienna Community Management